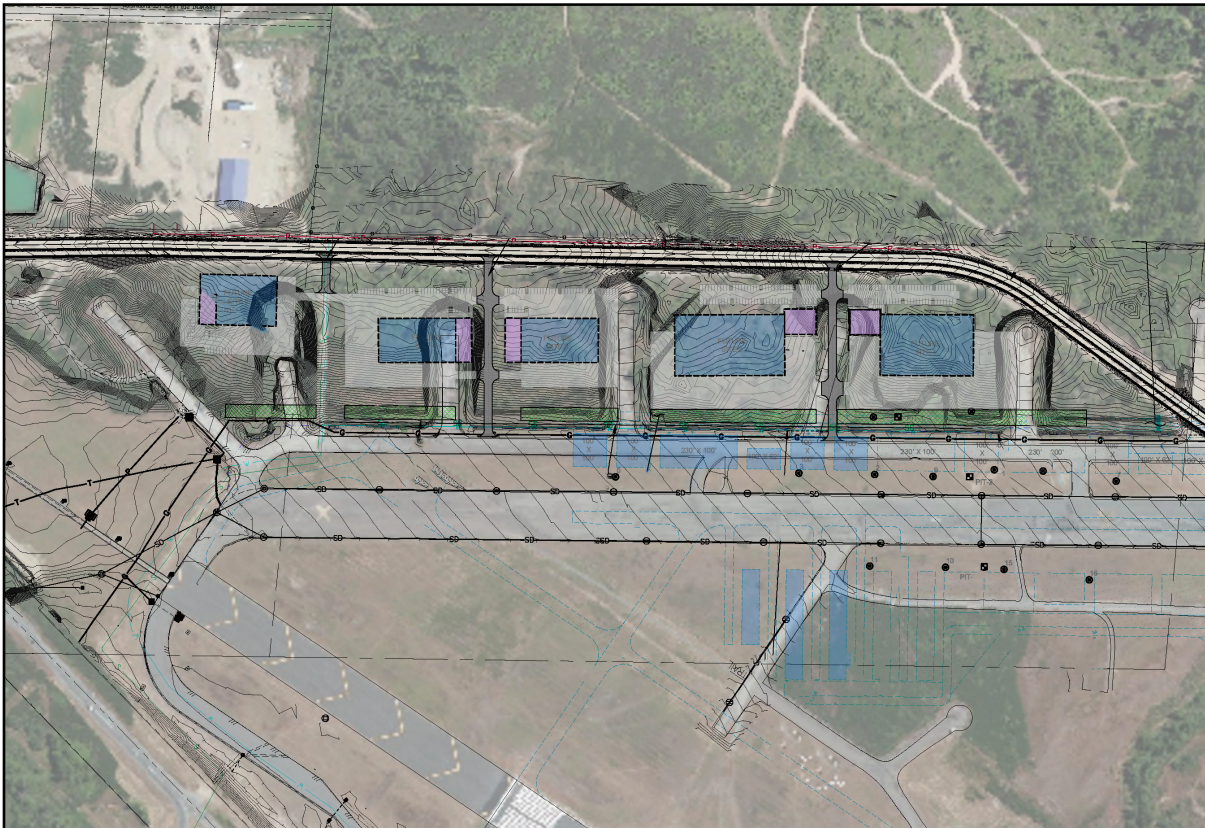


# SKY PARK DEVELOPMENT OPPORTUNITY

## SITE DETAILS

The Property is currently vacant and unimproved. Some steep slopes are located in the southern part of the Property but may be graded. Airport Way east of the property was recently constructed and the Port is planning to invest an additional \$1.1 to 2.3 million in infrastructure upgrades that may include access roads and rough grading, water main extension, sewer line extension and stormwater improvements.





# SKY PARK DEVELOPMENT OPPORTUNITY

## ZONING

The Property is located in the Aviation Business (“AB”) zone defined by Kitsap County, which supports aviation related business, manufacturing and service related uses. There is no maximum building height limitation.

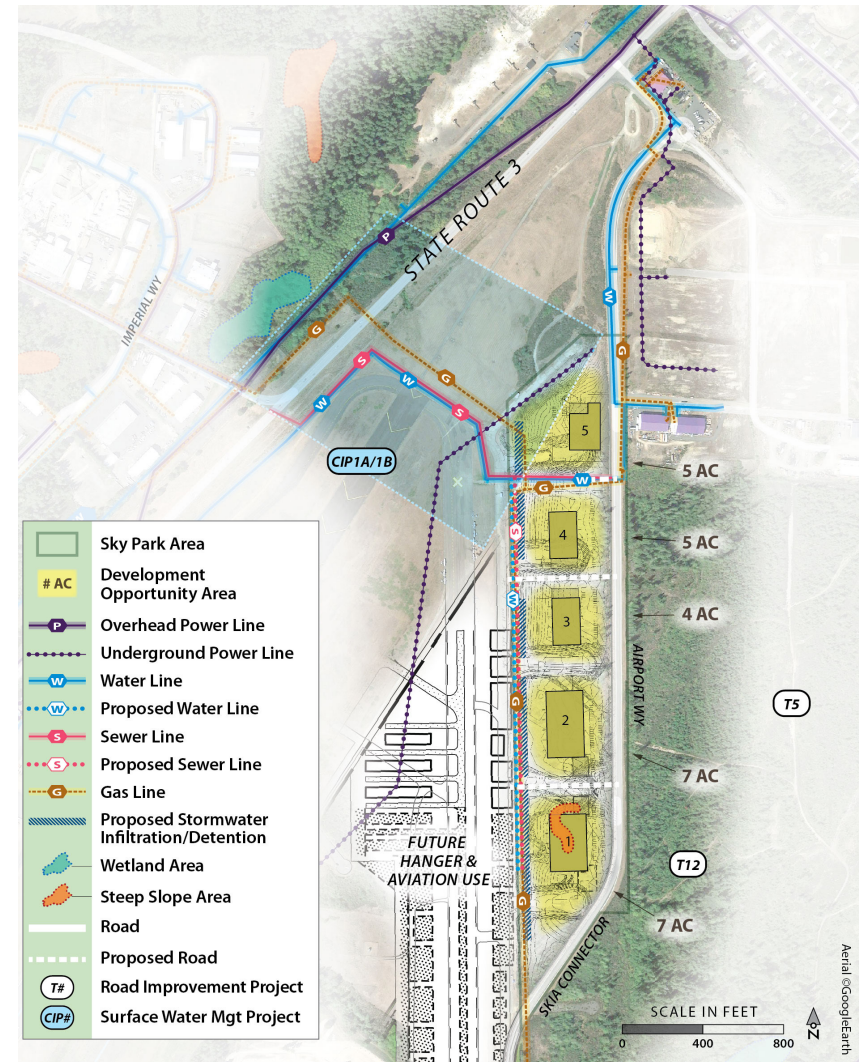
The Property is also located within the Airport Compatibility Overlay (“ACO”) zone regulated by the Washington State Department of Transportation (“WSDOT”). The PSIC-Bremerton Subarea plan provides detailed guidelines on population density, residential vs. non-residential land use and special functions and uses in the ACO zones. Per the requirements of the PSIC-Bremerton Subarea plan, “All applicants proposing work in ACO zones 1 through 6 shall consult the Port of Bremerton after submitting a land use, site development, or building permit application.”

## PSIC-B SUBAREA PLANNED ACTION ORDINANCE

A Planned Action Ordinance (“PAO”) established by the City of Bremerton (“City”) for the PSIC-B District states that proposals meeting certain criteria shall not require a State Environmental Policy Act (“SEPA”) threshold determination. Industrial uses are covered by the PAO. However, any airport development that triggers a change in the approved FAA Airport Layout Plan is subject to National Environmental Protection Act (NEPA) review by the FAA.

## PERMITTING AND ENVIRONMENTAL STATUS

The Property has undergone a schematic planning process, which includes a design charrette with inputs from potential tenants. The Port has worked with architects to develop a conceptual site plan and preliminary site feasibility assessments. The Port has also coordinated with the City of Bremerton on water utility improvements; submitted power extension applications to utility provider Puget Sound Energy (PSE); and started the preliminary coordination on updating the Airport Layout Plan (ALP).



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